

For Sale

# VACANT LAND FOR SALE

**\$1,411,344**

**8000 BLOCK OF PICARDY AVE, BATON ROUGE, LA 70809**



## PROPERTY HIGHLIGHTS

- 1.44 Acre (62,726 SF) lot
- Located in the heart of Baton Rouge's Medical District
- Within a mile from OLOL Children's Hospital, Our Lady of the Lake Regional Medical Center, Baton Rouge General, and Ochsner Medical Center.
- Property has quick access to both Essen Lane and Bluebonnet Boulevard
- 0.10 miles from Picardy Avenue access on the new Midway Project
- Zoned M1 (Light Industrial)

PAUL ELLIS | c [225] 317-3200 | d [225] 408-6591 | f [225] 408-9596 | paul@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

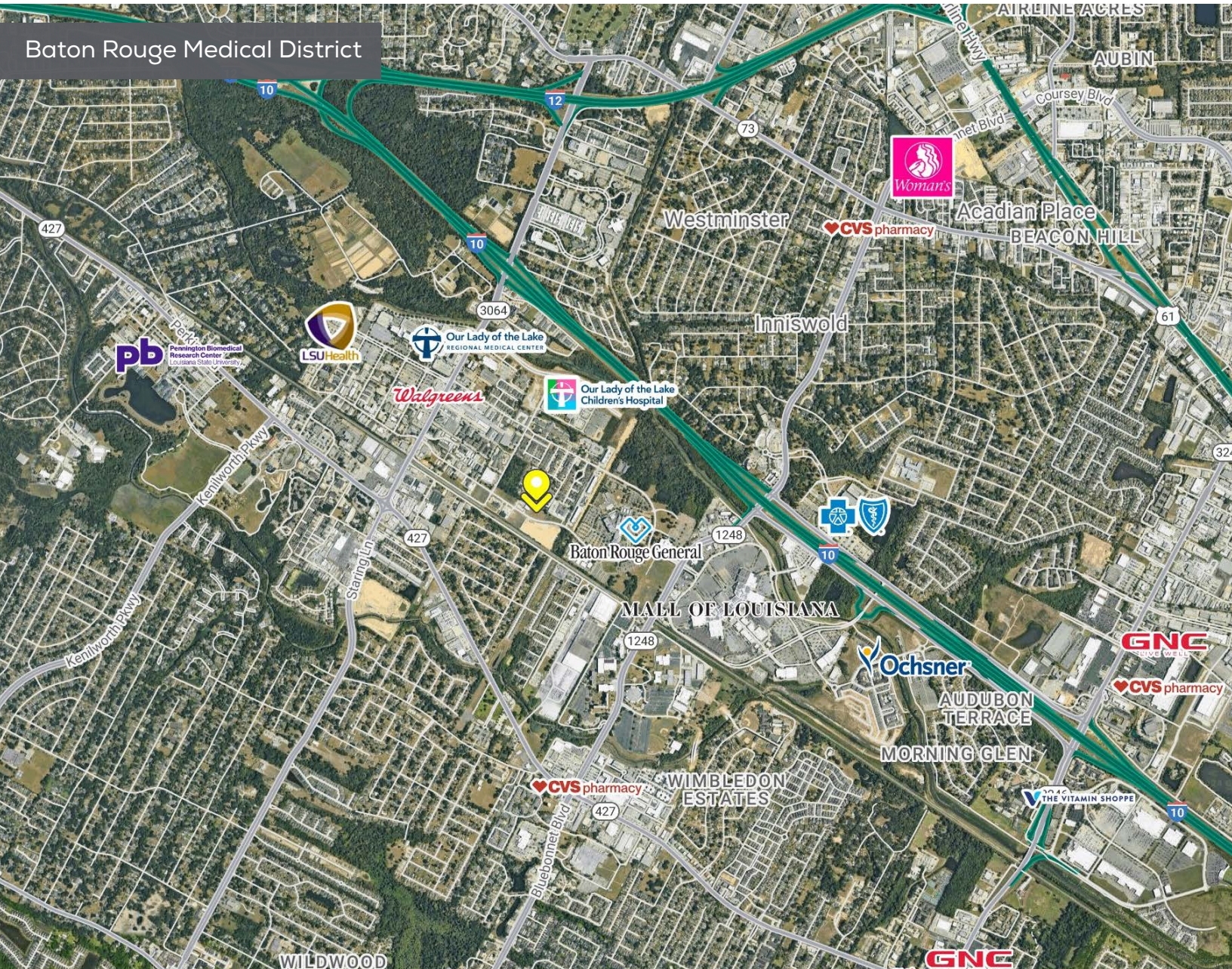


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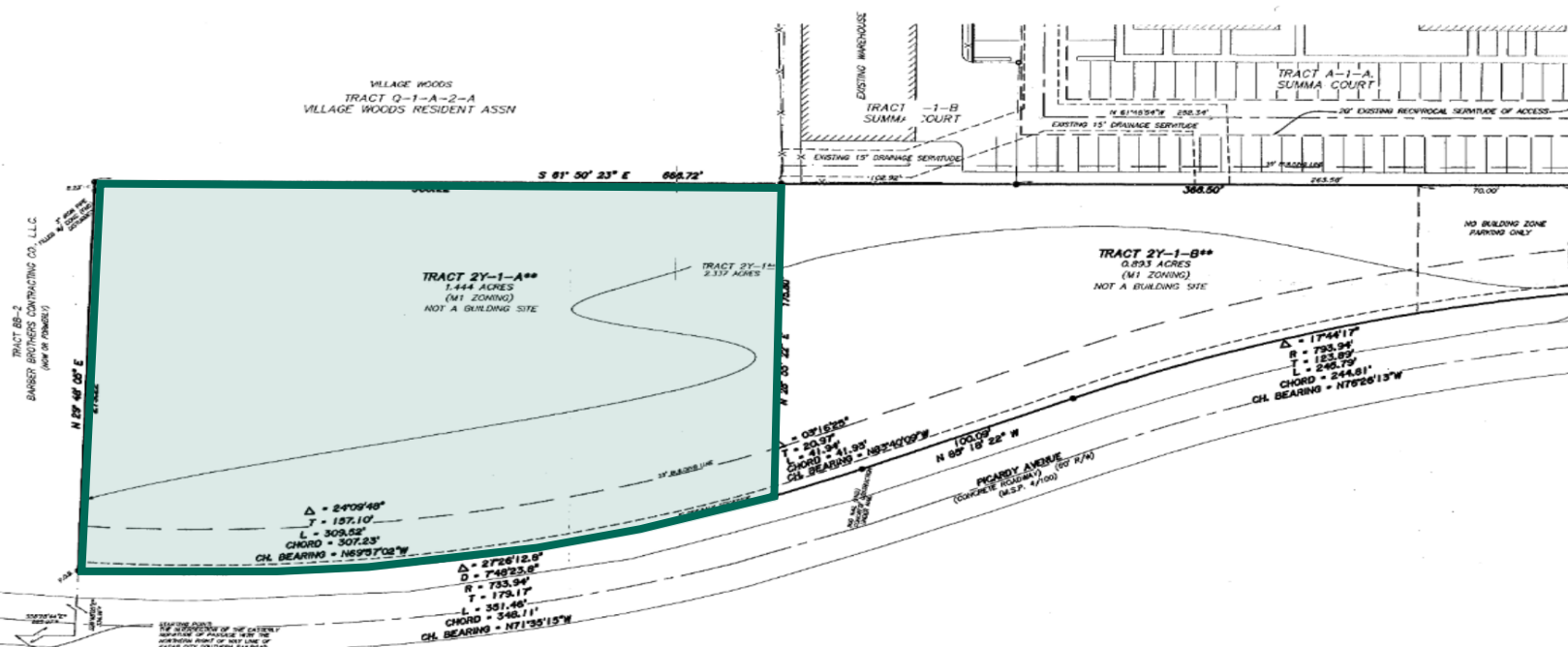
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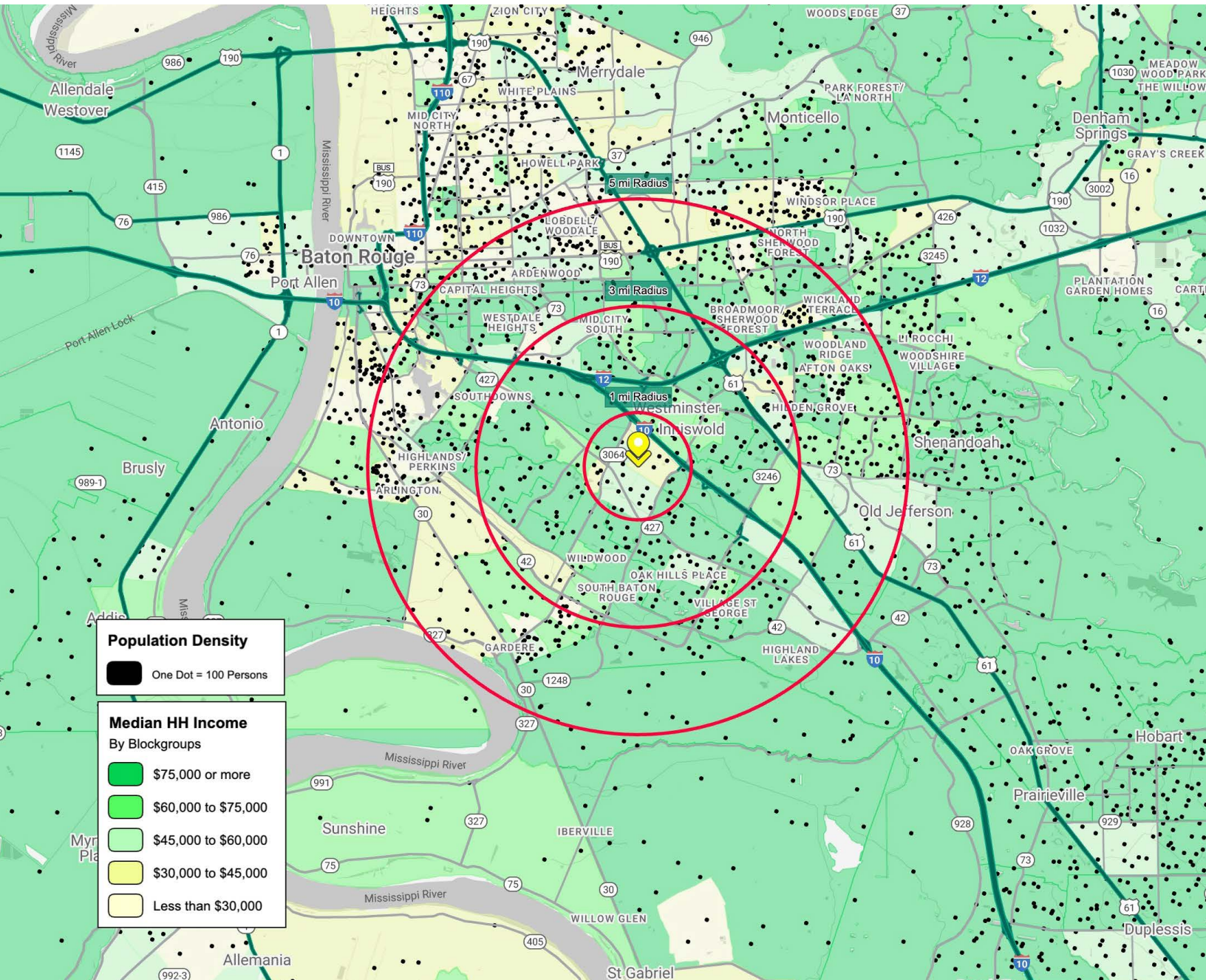
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